

City of Alexandria Marina Feasibility Study

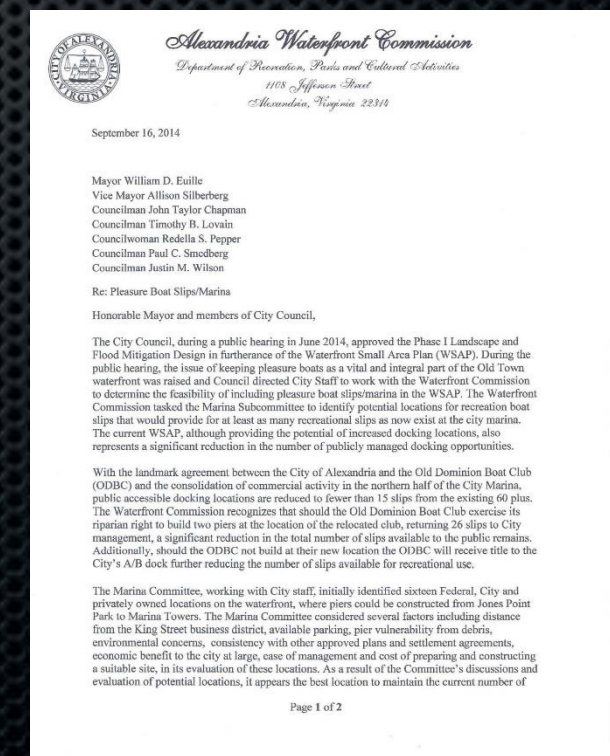
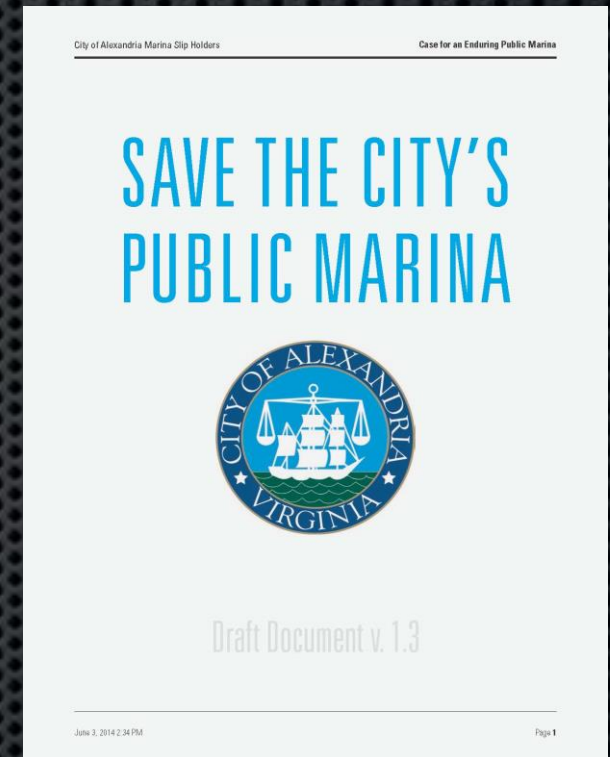
Stakeholder Meeting



moffatt & nichol

Why we are here!

- Waterfront Small Area Plan (WSAP), ODBC agreement, and RTN/RTS developments may reduce available public boat slips.
- Concerns voiced at Public Meetings, City Council, and Waterfront Commission
- City initiating study to evaluate opportunities for permanent and transient slips.
- Feedback/ comment from Commission and the public.

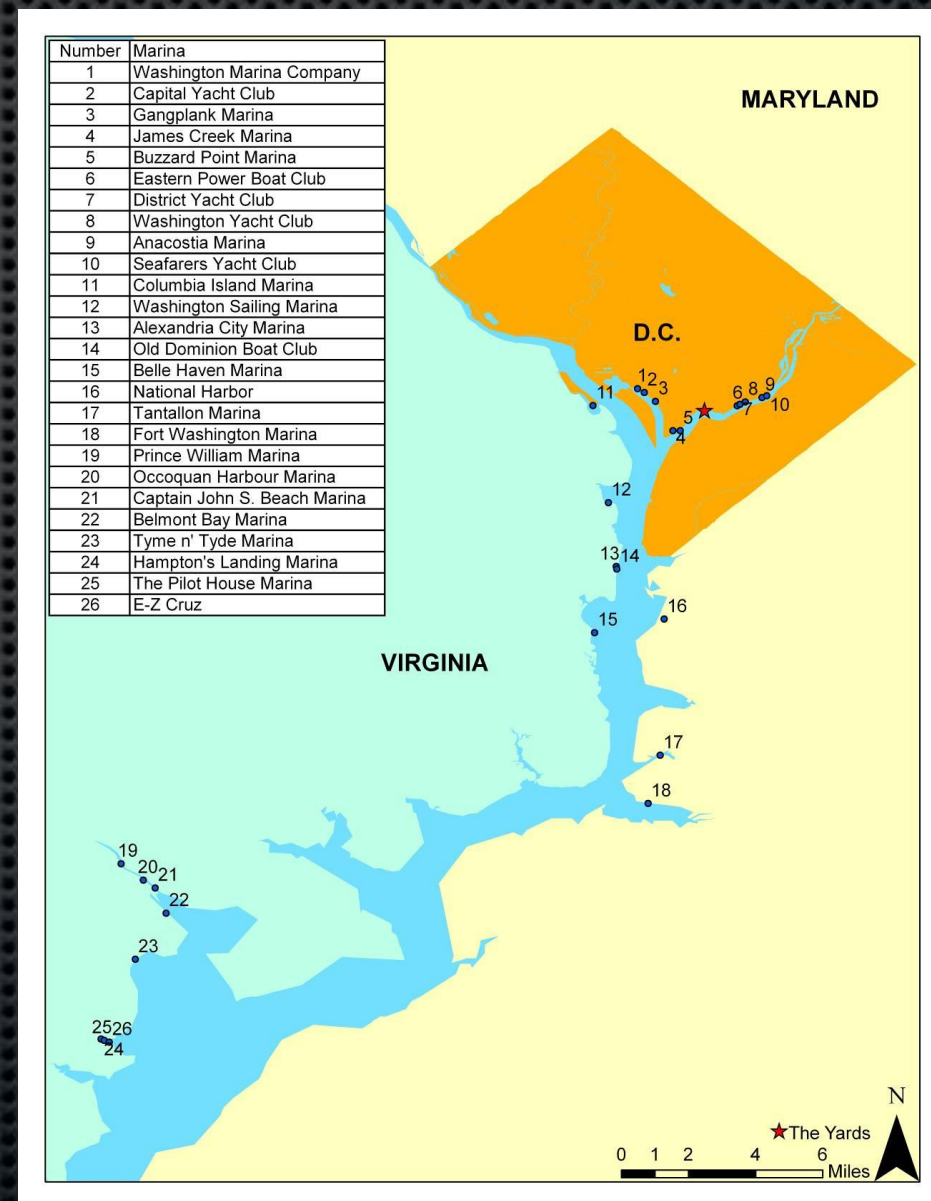


Study Objectives

- Analyze regional marina market to identify demand, slip type/mix and marina program
- Identify potential marina locations within the City's core waterfront area
- Integration with City's Waterfront Plan, ODBC, and developments at RTS/RTN
- Operational Review (revenue, capital costs, maintenance, and staffing)
- Development of marina framework plan for implementation

Marina Market

- Identify market area, geographically and demographically
- Evaluate competing facilities



Marina Market

- Market Drivers and Trends
 - a. Underserved Population
 - b. Population Growth
 - c. Upland Development
 - d. Transient Boaters
 - e. Charter/Commercial
 - f. Festival/ Event Ships



Marina Market

- Marina Program
 - a. Dock type
 - b. Utilities
 - c. Amenities
 - d. Wave and debris protection
- Pricing, Occupancy and Absorption Trends



Siting Analysis

Siting Considerations

a. Physical

- Waves / Boat Wakes
- Ice
- Debris
- Water depth/ dredging

b. Environmental

- Aquatic Resources
- Water Quality

c. Infrastructure/ Land Area

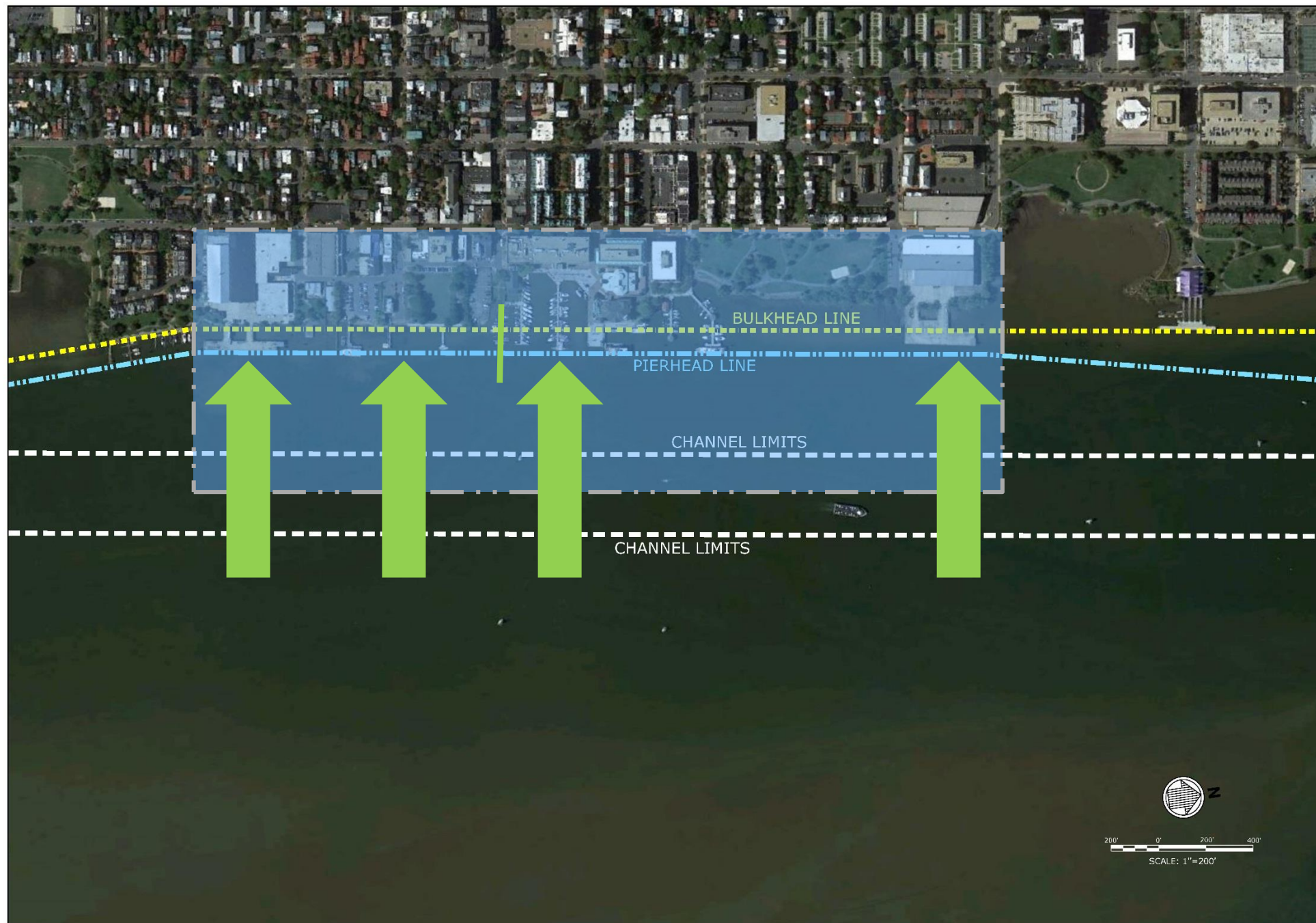
- Access
- Parking

d. Navigation and Federal Channel

e. Regulatory

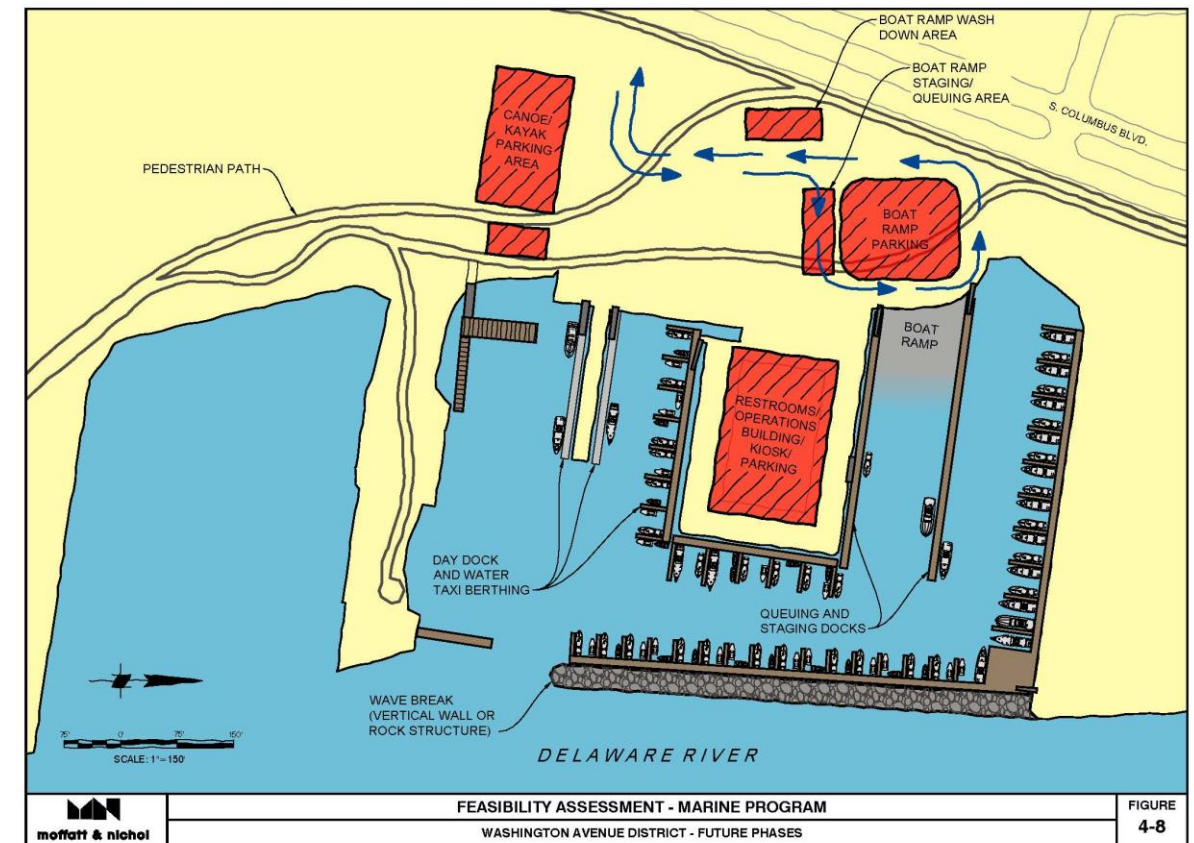


Siting Analysis



Siting Analysis

- Coordination with Waterfront Plan, ODBC, RTN, and RTS
- Development of Schematic Marina Layouts
- Opinion of Probable Construction Cost



Mobilization/Demobilization	\$100,000
Dredging	\$140,000
Dock Infrastructure, Gangway, Utilities	\$1,372,000
Wave Break	\$1,512,000
Bulkhead/Shoreline Treatment	\$60,000
Boat Ramp	\$840,000
SUB-TOTAL	\$3,924,000
Taxes, Insurance, Overhead, Profit 20%	\$785,000
SUB-TOTAL	\$4,709,000
Contingency 30%	\$1,413,000
TOTAL	\$6,122,000



Siting Analysis

- Marina Debris Management



Marina Framework Plan

- Operational Review
 - a. Projected Revenue (sources and rates)
 - b. Operating costs (staffing, fees, maintenance)
- Implementation plan
 - a. Capital Improvement Budget
 - b. Phasing including ODBC and RTN/ RTS
- Regulatory Permits and Authorizations

Feedback and Comment

- Stakeholder's Comment
 - a. Questionnaire
 - b. Comment Cards/ Boards